

Town of Concord
Zoning Board of Appeals
141 Keyes Road
Concord, MA 01742
Tel: (978) 318-3295
www.concordma.gov



Zoning Board of Appeals Application

Nonconforming Use and/or Structure

Town Use Only

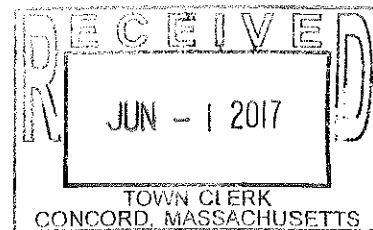
Received by Clerk of the Board:

Town Clerk Stamped Received

RECEIVED

JUN 1 2017

Town of Concord
Board of Appeals



Application Fee: _____

Hearing Date: _____

1 Application Information

This Application is for: ☒ Special Permit ☐ Variance
☐ Appeal from a decision of the Building Inspector/Zoning Enforcement Officer

Sections of the Zoning Bylaw Applicable to Application & Brief Project Description:

Zoning Bylaw Applicable: Section 7.1.3 and 11.6

Non Conforming Structure. Desire second garage as single car
garage not adequate for our needs

2 Property Information

Address: 20 Darton Street

Parcel ID #: 3300

Zoning District: Residence A

Total Land Area: 25,000 Square Feet

Present Use: Single family home

Lot Frontage: 200 feet

Proposed Use: Single family home

Deed Book & Page #: BOOK 68829 PAGE 60

Check all Applicable:

☐ Historic District

☒ White Pond Advisory Area

☐ Wetlands Conservancy District

☐ Wireless Overlay District

☐ Flood Plain Conservancy District

☐ 100' Wetland Buffer Zone

☐ Groundwater Conservancy District

☐ 200' River's Act Area

3 Building Inspections Division Review

To avoid project delays, this Application and all supporting documentation should be reviewed by a Concord Building Inspector prior to filing with the Town Clerk. It is the Applicant's responsibility to schedule an appointment to meet with a Building Inspector at least two weeks before the application submission deadline. Incomplete applications will not be signed by a Building Inspector.

This completed Application has been reviewed by a Concord Building Inspector.

Signature of Building Inspector: *Ray Matte*

Date: *5/31/17*

4 Property Owner/Applicant Information

The undersigned hereby certifies that he/she has read and examined this application, the Board of Appeals Procedures and Checklist and that the proposed project is accurately represented in this Application and supporting documentation, and hereby requests a hearing before the Board of Appeals with reference to the above application.

Property Owner(s) Name: David Bearg

Address: 20 Darton Street, Concord, MA

Phone: 978-369-5680

E-Mail:

dbearg2@gmail.com

Signature:

David W. Bearg

Date: 5-31-17

Property Owner(s) Name: Kate Blair

Address: 20 Darton Street, Concord, MA

Phone: 978-340-0514

E-Mail: KDBlair46@aol.com

Signature:

Kate Blair

Date: 5-31-2017

Applicant(s) Name: "

Address:

Phone:

E-Mail:

Signature:

Date:

Applicant is: ☒ Owner ☐ Tenant ☐ Agent/Attorney ☐ Purchaser

Applicant(s) Name: "

Address:

Phone:

E-Mail:

Signature:

Date:

Applicant is: ☒ Owner ☐ Tenant ☐ Agent/Attorney ☐ Purchaser

SPECIAL PERMIT REVIEW
NON CONFORMING STRUCTURE

DAVID BEARG & KATE BLAIR, OWNERS AND APPLICANTS

GARAGE SHED with 36" Connector

20 Darton Street, Concord, MA 01742

31 May 2017

NARRATIVE

Recognizing that significant snow fall events can periodically occur here in Concord, we decided that our quality of life would be improved if we had a second garage so that two vehicles could be stored in a garage when this snow event occurred. Also, to minimize the length of driveway that would need to be kept clear of snow, it would be nice if this second garage could be located at the same distance from the street as the existing garage. To accomplish this goal, we would to extend the existing non conforming use and apply for a Special Permit to do so. The existing non conforming use has the existing structure at a distance of 15.4 feet from the property line bordering Darton Street. Because this existing structure is slightly skewed with respect to this boundary line, the closest distance for the proposed new garage would be 16.7 feet from the property line bordering Darton Street. We also believe that the most cost effective way to achieve this goal is to use a pre-engineered metal building

DRAWING LIST

A0.0 GENERAL CONDITION NOTES
(NOT INCL FOR SPA)

A0.1 DOOR SCHEDULE (TBD)
(NOT INCL FOR SPA)

A0.2 WINDOW SCHEDULE (TBD)
(NOT INCL FOR SPA)

SITE
SP SITE PLAN (EVERETT BROOKS)
SP1 SITE PLAN (ILLUSTATIVE)

DEMO SCOPE
D1.0 PAD INFO
(NOT INCL FOR SPA)

FRAMING
S1.0 PAD PLAN

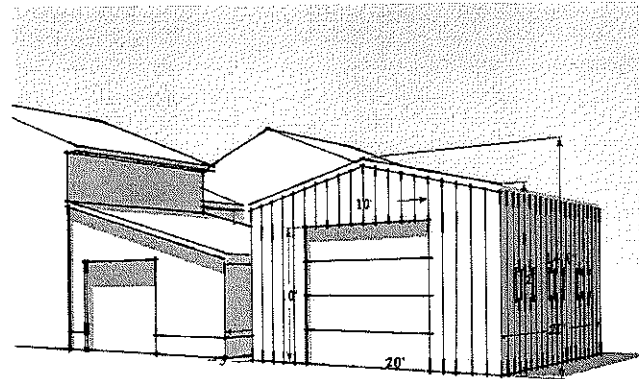
PROPOSED SCOPE
A1.0 PAD PLAN
(SAME AS S1.0)

A2.1 SHED LONG-SECTION
A2.2 SHEDCROSS-SECTION

A3.1 LONG ELEVS (STREET/YARD)
A3.2 SHORT ELEVS (SIDE/CONNECTOR)

ELECTRICAL (SWITCHING ONLY)
E1.0 PAD INFO (TBD)
(NOT INCL FOR SPA)

FIRE PROTECTION (SMOKE/CO2)
FP1.03 PAD INFO (TBD)
(NOT INCL FOR SPA)



SCOPE:
LEVEL AREA ADJACANT TO EXISTING GARAGE FOR THE
INSTALLATION OF A PREFABRICATED GARAGE/SHED. SHED TO
BE FACTORY CUT AND FIELD ASSEMBLED.

CONNECTOR/BREEZE TO BE BUILT FOR INTERIOR ACCESS TO
PROPOSED GARAGE SHED.

TEAM:

PROPERTY OWNER:
KATE BLAIR
DAVID BEARG

ARCHITECT:
CHRISTOPHER BLAKE, RA
PO BOX 267
LINCOLN, MA 01773
MACHADOBLAKE@GMAIL.COM
617 838 5037

STRUCTURAL ENGINEER:
(TBD)

SITE SURVEYOR:
EVERETT M. BROOKS CO.
49 LEXINGTON STREET
WEST NEWTON, MA 02465
INFO@EVERETTBROOKS.COM
617 527 8750

SHED MANUFACTURER:
(TBD)

CONTRACTOR:
HOMEOWNER/TBD

20 DARTON STREET
CONCORD, MA 01742
GARAGE ADDITION

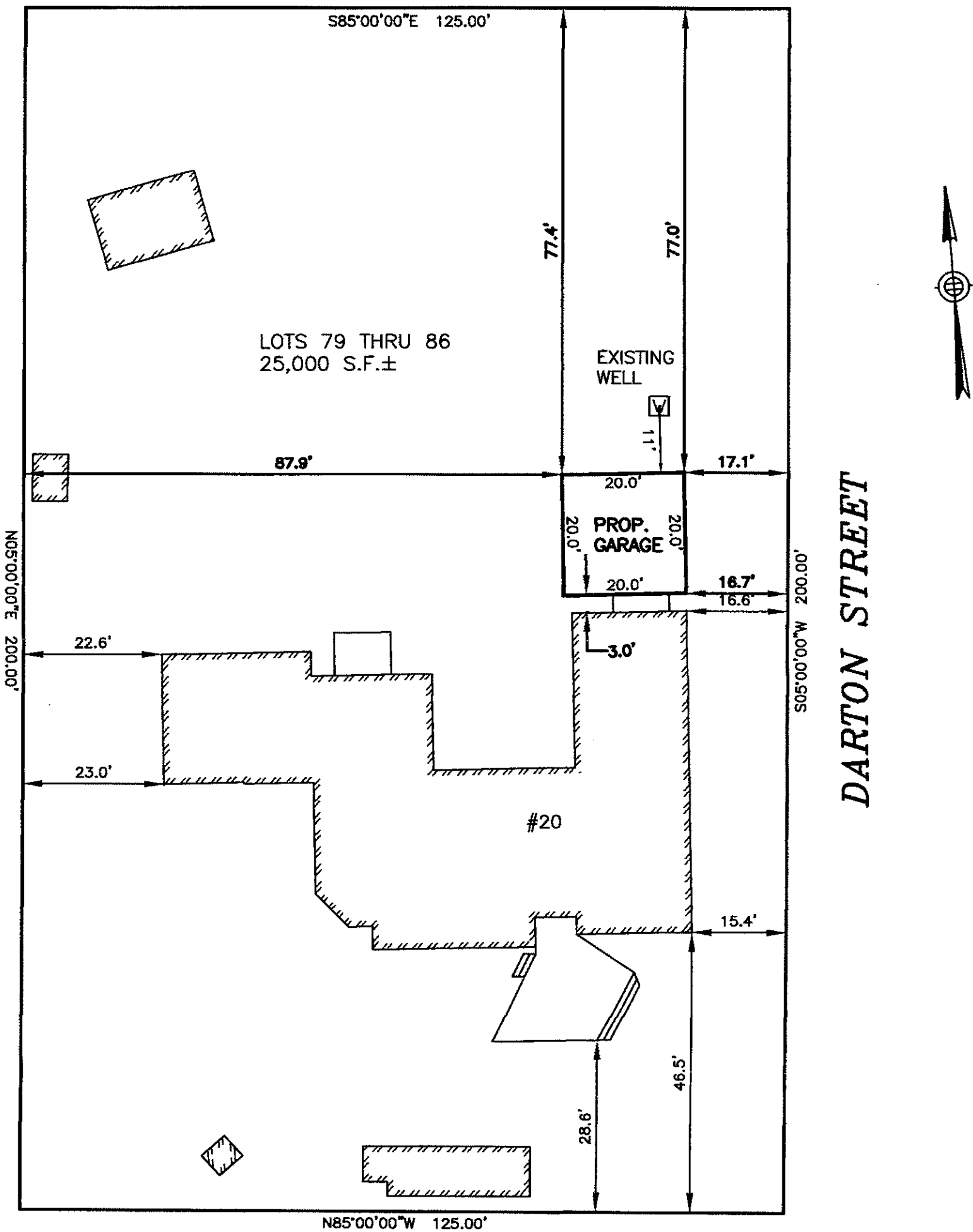
31 may 2017
Special PERMIT

ZONING INFORMATION:

ZONE: A
DEED REFERENCE: BOOK 68829 PAGE 60
PLAN REFERENCE: PLAN 858 OF 1931
GROSS FLOOR AREA 4670 S.F. EXIST
5083 S.F. PROP

EXISTING FAR = 0.19
PROPOSED FAR = 0.20
MAX FAR = .24 +(1200/25000) = 0.29
GROSS FLOOR AREAS PROVIDED BY ARCHITECT

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
LOT AREA	25,000 S.F.	25,000 S.F.	40,000 S.F. MIN.
LOT FRONTAGE	200'	200'	150' MIN.
SETBACK			
FRONT	15.4'	16.7'	40' MIN.
SIDE	28.6'	77.0'	15' MIN.
REAR	22.6'	87.9'	30' MIN.
BUILDING HGT	27.1	14.5'	35' MAX.



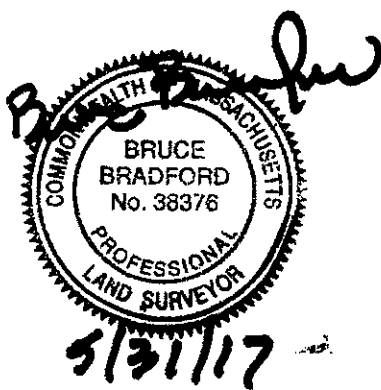
ESTABLISHED 1916

EMB

EVERETT M. BROOKS CO.
SURVEYORS & ENGINEERS

49 LEXINGTON STREET
WEST NEWTON, MA 02465

(617) 527-8750
info@everettbrooks.com



PLAN OF LAND IN
CONCORD, MA

20 DARTON STREET
PROPOSED ADDITION

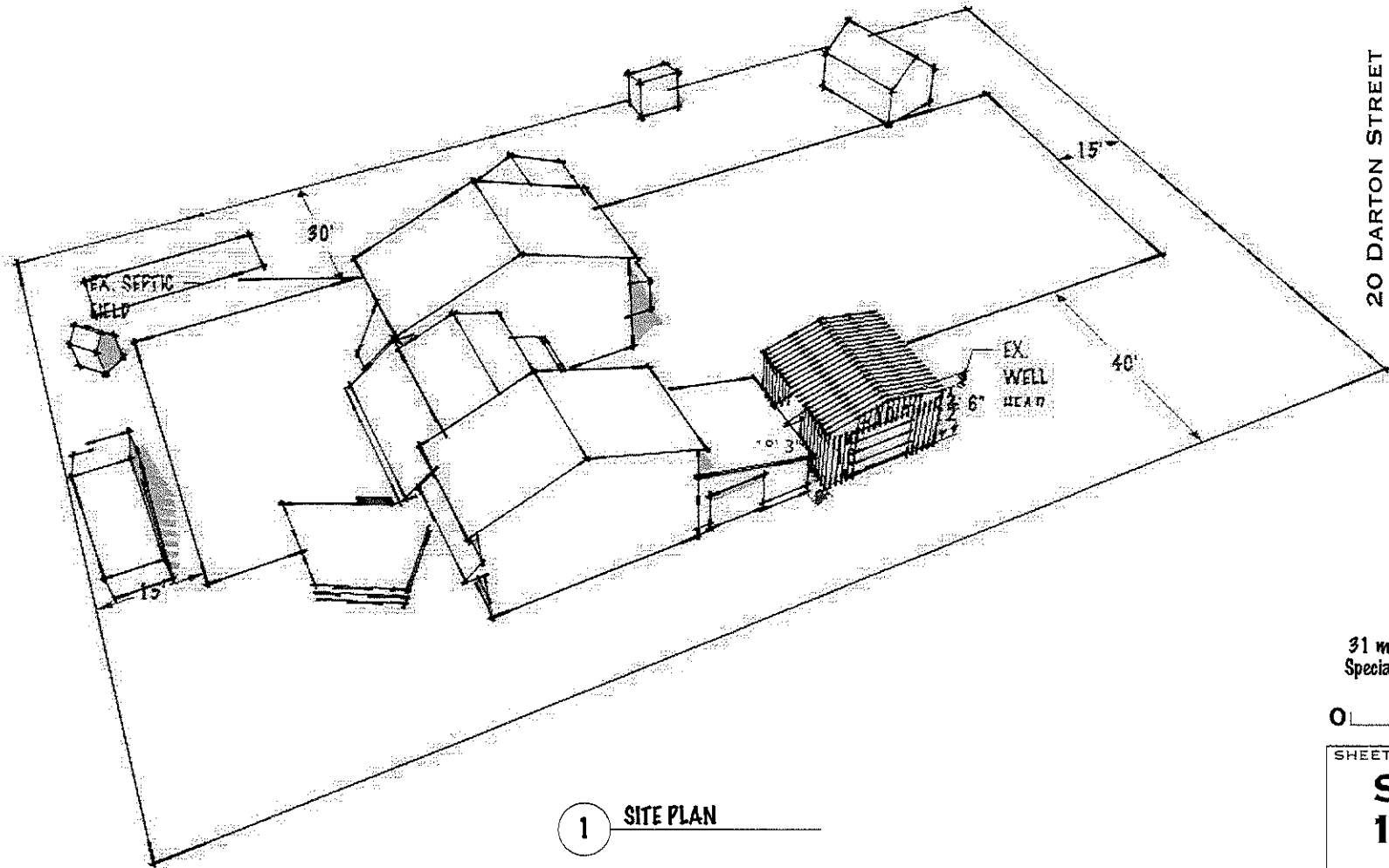
SCALE: 1 IN. = 20 FT.

DATE: MAY 31, 2017

DRAWN: ER

CHECK: BB

PROJECT NO. 25208



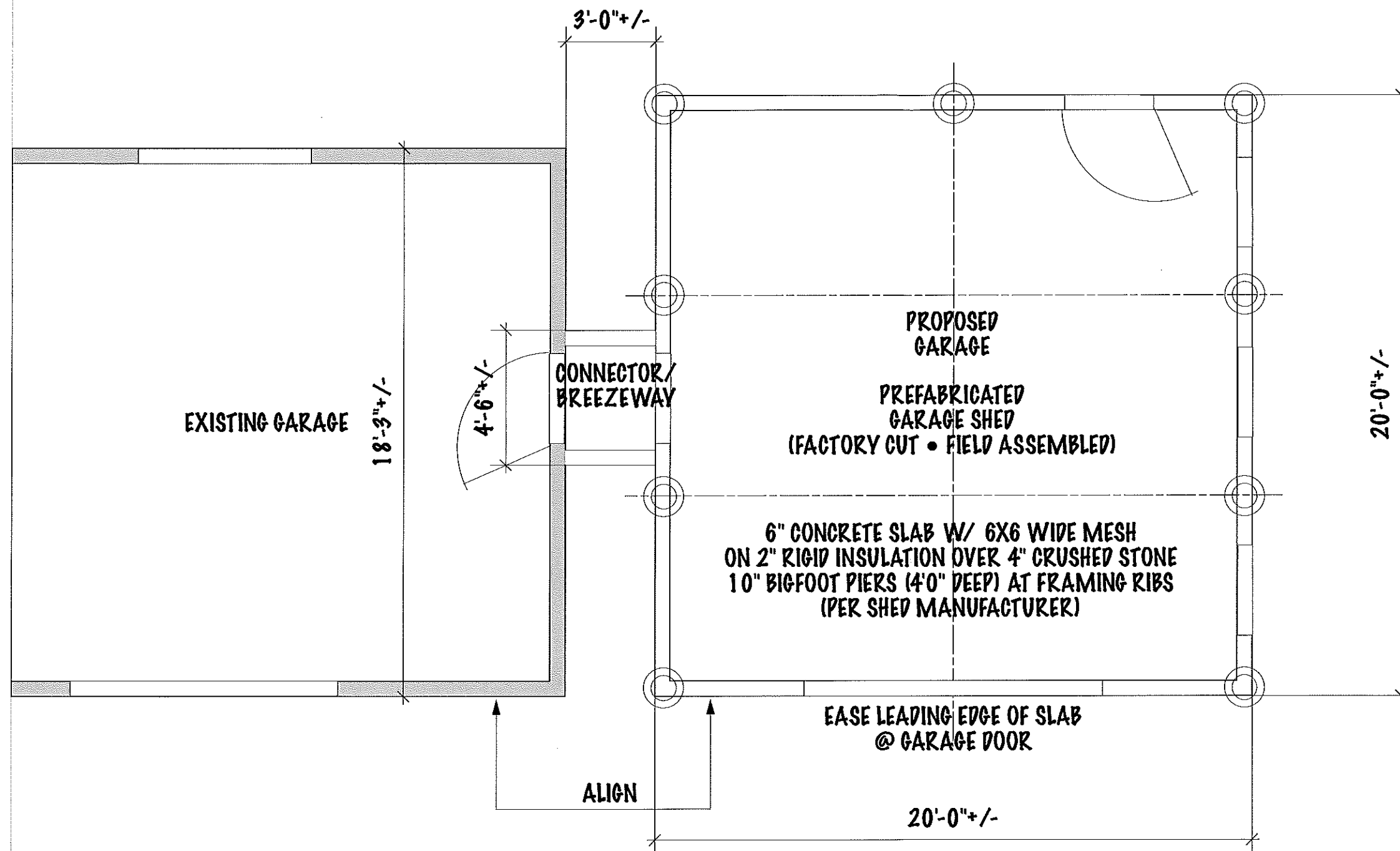
20 DARTON STREET
CONCORD, MA 01742
GARAGE ADDITION

31 May 2017
Special PERMIT

0

SHEET NUMBER
SP
1.1
SITE
OVERVIEW

20 DARTON STREET
CONCORD, MA 01742
GARAGE ADDITION



1 PLAN
1/4" = 1'-0"

NOTE:
EXACT CONNECTION DETAILS AND SPECS TO BE COORDINATED
WITH SHED MANUFACTURER

31 May 2017
Special PERMIT

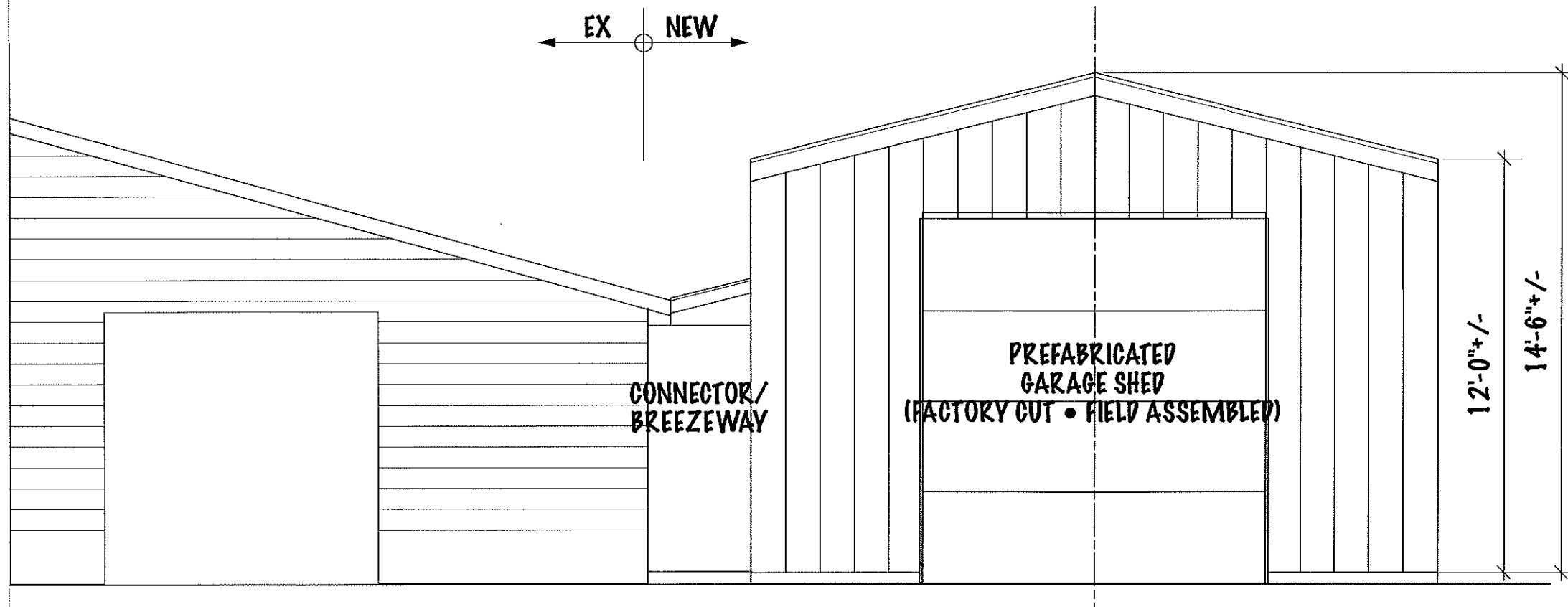
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SHEET NUMBER
S
1.0
PAD PLAN

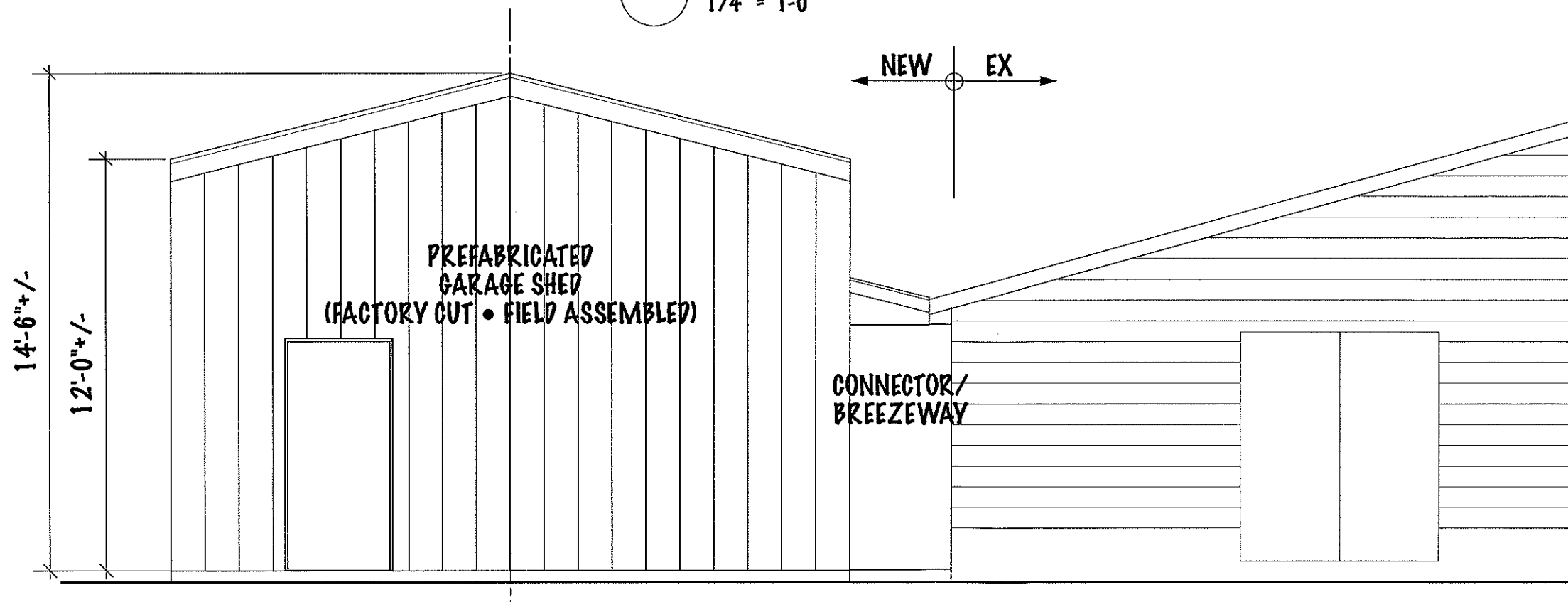
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20 DARTON STREET
CONCORD, MA 01742
GARAGE ADDITION



1 ELEVATION - STREET
1/4" = 1'-0"



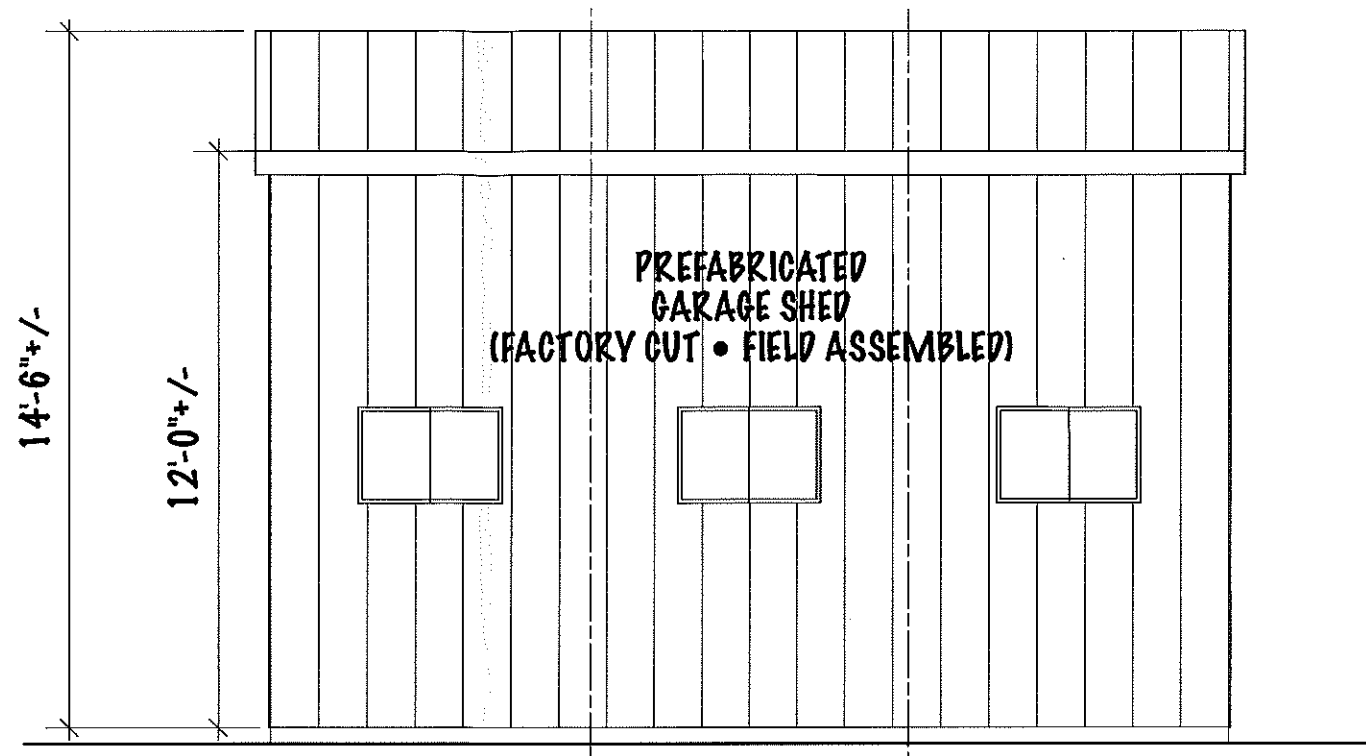
2 ELEVATION - YARD
1/4" = 1'-0"

31 May 2017
Special PERMIT

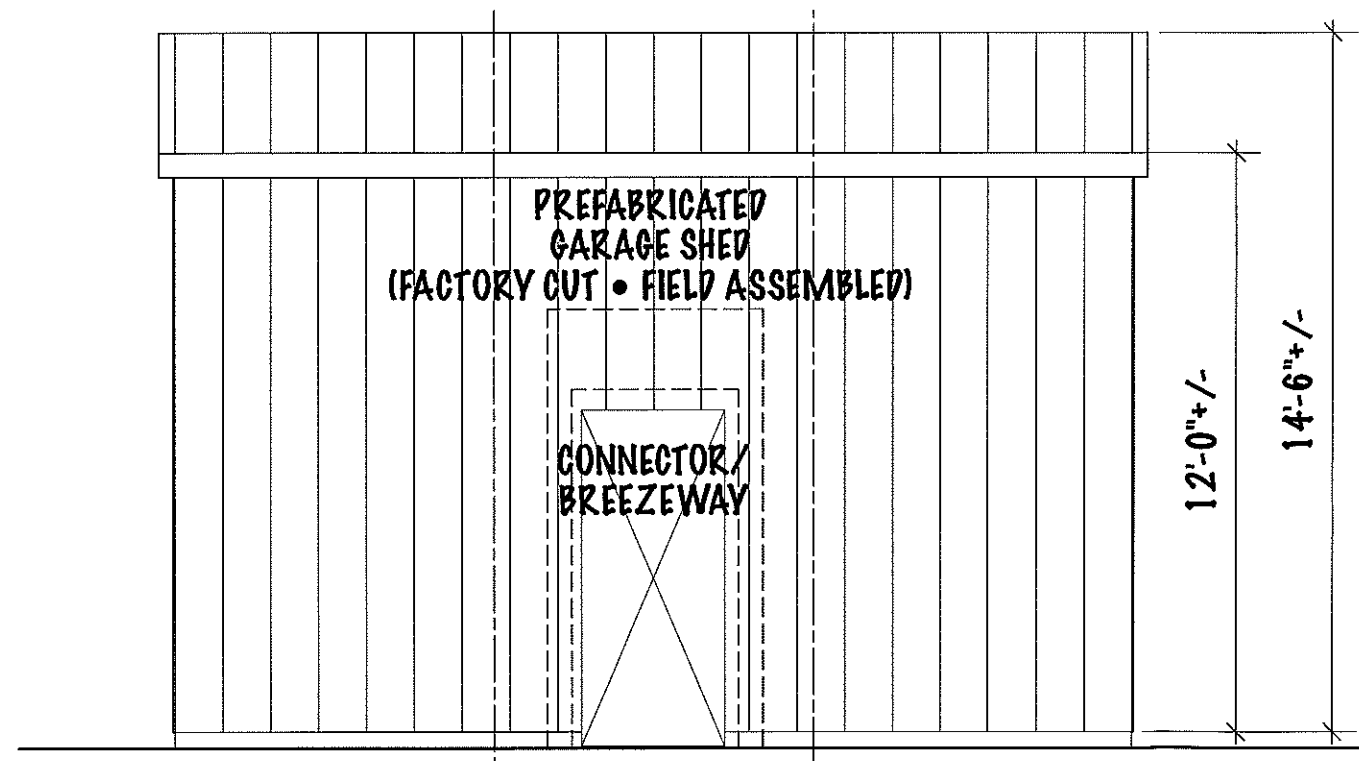
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SHEET NUMBER
A
3.1
LONG
ELEVATIONS

20 DARTON STREET
CONCORD, MA 01742
GARAGE ADDITION



1 ELEVATION - SIDE
1/4" = 1'-0"



2 ELEVATION - CONNECTOR
1/4" = 1'-0"

31 May 2017
Special PERMIT

0 4

SHEET NUMBER
A
3.2
SHORT
ELEVATIONS

MACHADO BLAKE DESIGN



20 DARTON STREET, CONCORD, MA

31 MAY 2017

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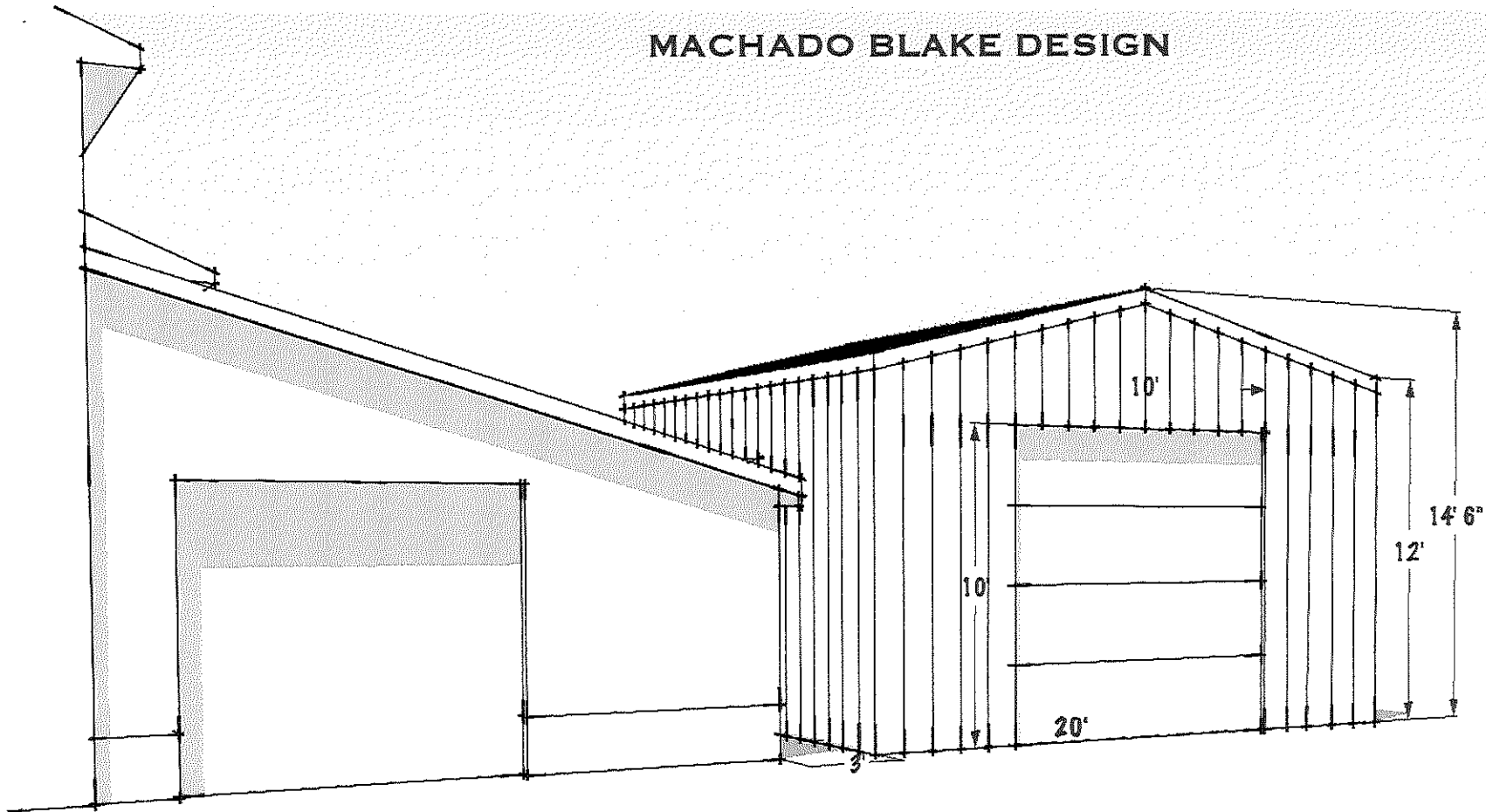
MACHADO BLAKE DESIGN



**GARAGE SHED 36" CONNECTOR
20 DARTON STREET, CONCORD, MA
31 MAY 2017**

SPECIAL PERMIT REVIEW • NON CONFORMING STRUCTURE

MACHADO BLAKE DESIGN



**GARAGE SHED 36" CONNECTOR
20 DARTON STREET, CONCORD, MA**

31 MAY 2017

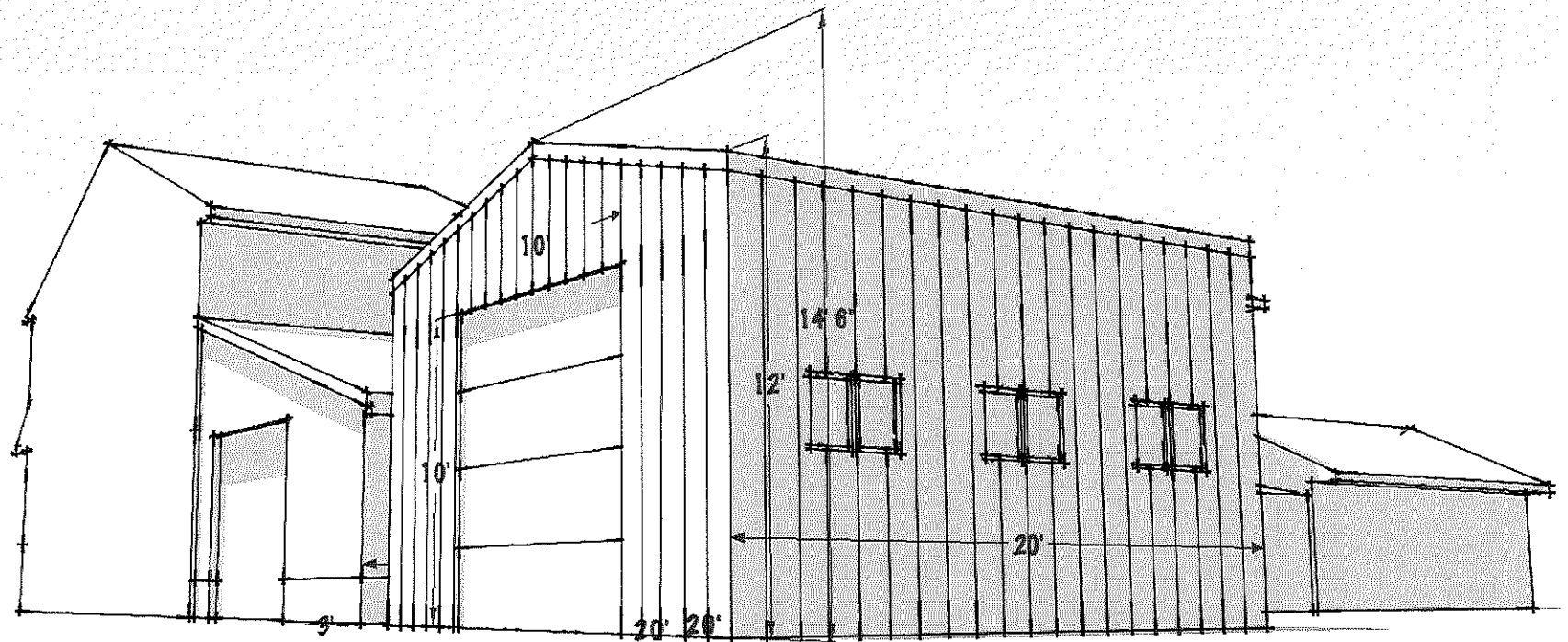
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20 DARTON STREET, CONCORD, MA
31 MAY 2017
SPECIAL PERMIT REVIEW • NON CONFORMING STRUCTURE

MACHADO BLAKE DESIGN

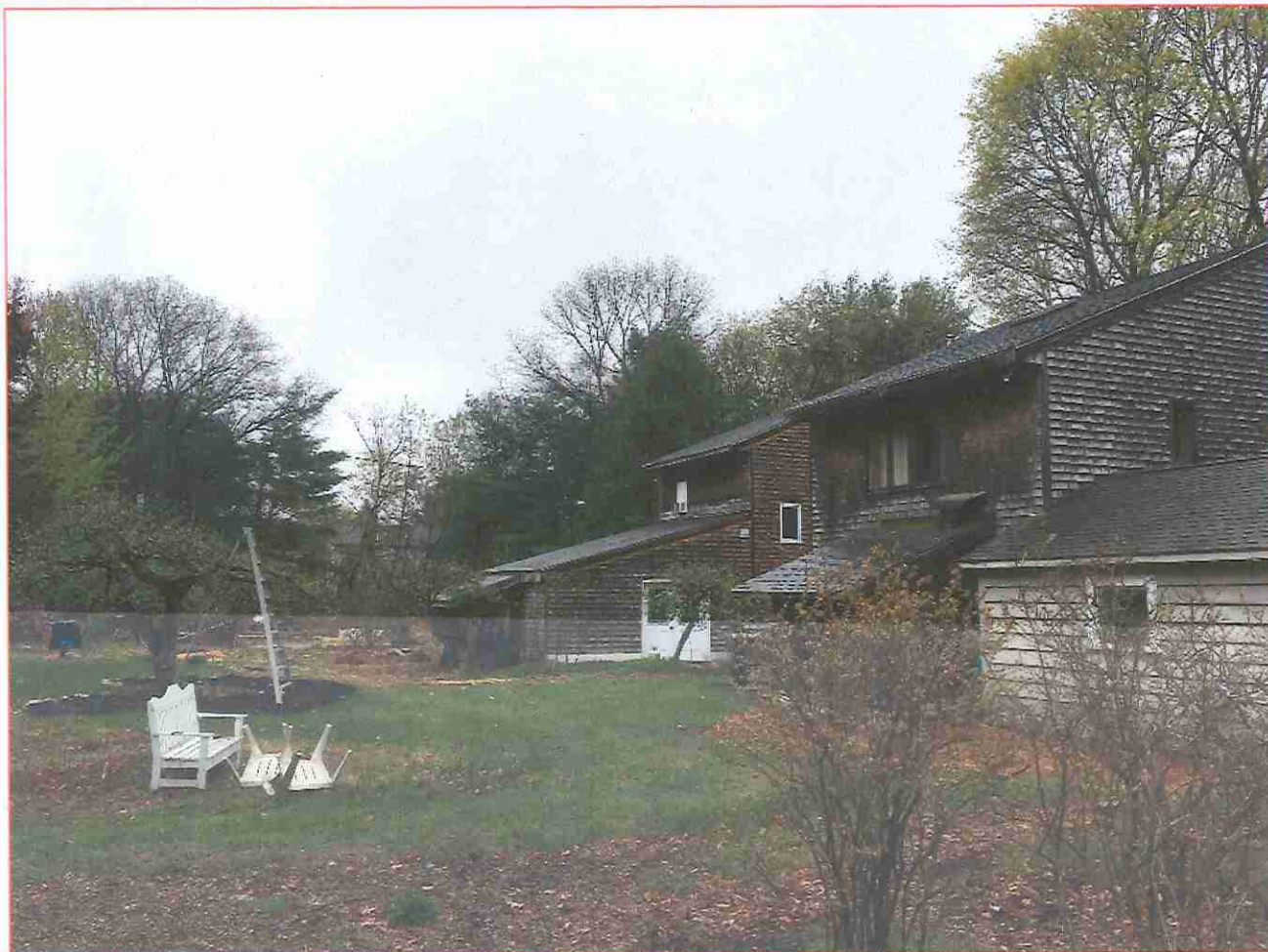


GARAGE SHED 36" CONNECTOR
20 DARTON STREET, CONCORD, MA

31 MAY 2017

SPECIAL PERMIT REVIEW • NON CONFORMING STRUCTURE

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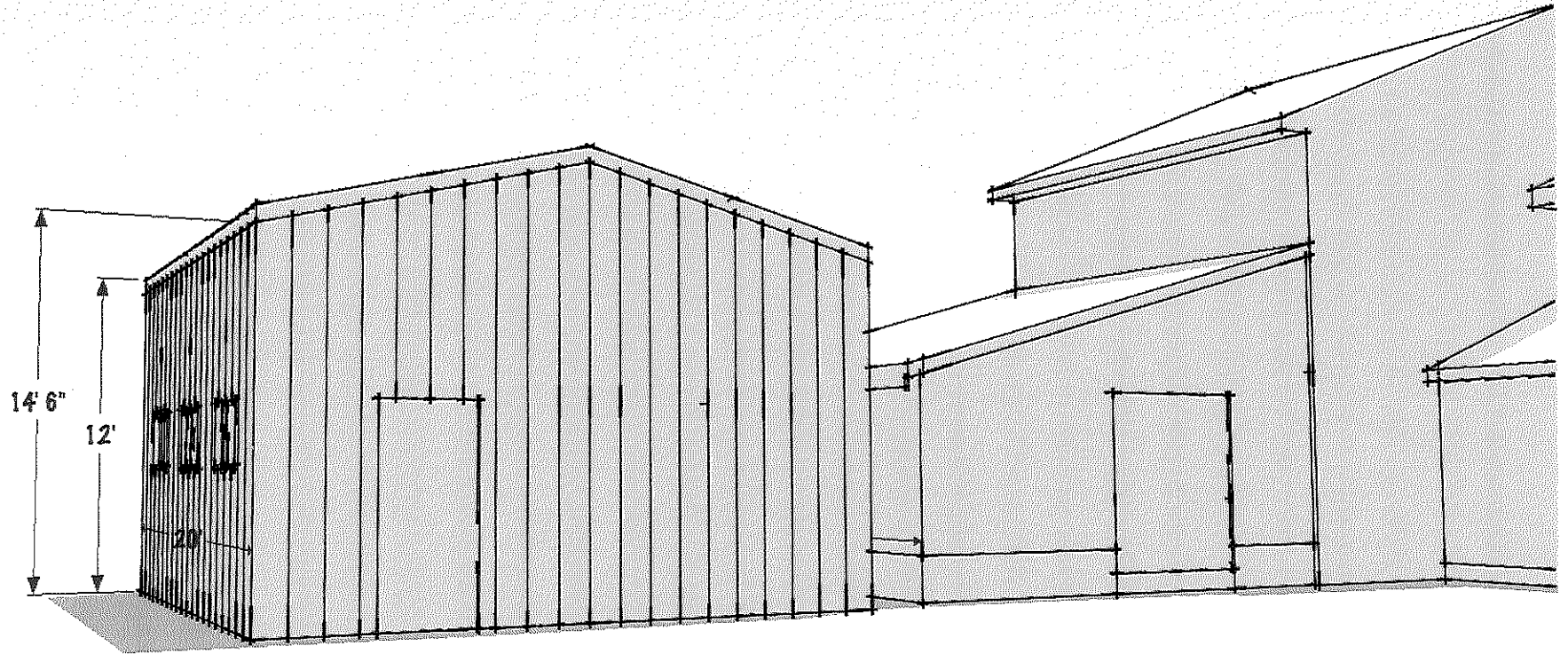


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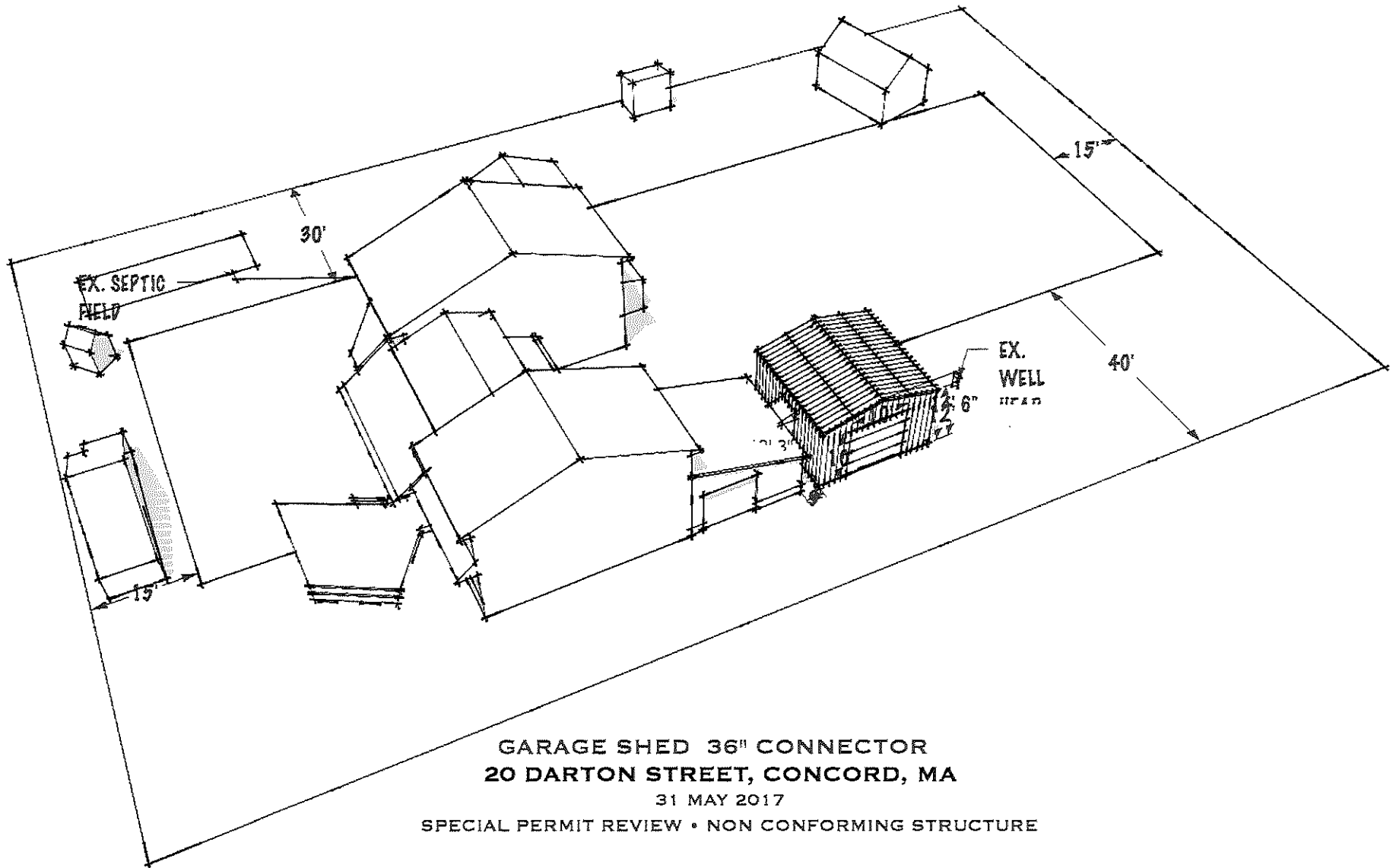


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